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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2011-0063.0A

Z.A.P. DATE: November 15, 2011

SUBDIVISION NAME: Resubdivision of Lot 1, Block C, Steiner Ranch Phase 2, Section 10

AREA: 60.93 acres

LOT(S): 14

OWNER/APPLICANT: Property Development Centers, LLC, (Joe Kinn)

AGENT: LJA Engineering
(Danny Miller, P.E.)

ADDRESS OF SUBDIVISION: North FM 620 at Quinlan Park Road

GRIDS: B32

COUNTY: Travis

WATERSHED: Bear Creek West

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: non-single-family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the above referenced resubdivision in Steiner Ranch Section 10. The applicant proposes to resubdivide an existing lot into 14 lots for non-single-family use. The proposed development consists of a mix of retail, restaurant and office development with associated parking and driveways. The tract is subject to the Steiner Ranch Agreement and the Steiner Conservation Easement. Water and wastewater will be provided by Water Control and Improvement District #17. Electric service will be provided by the City of Austin. The developer will be responsible for all costs associated with any required improvements.

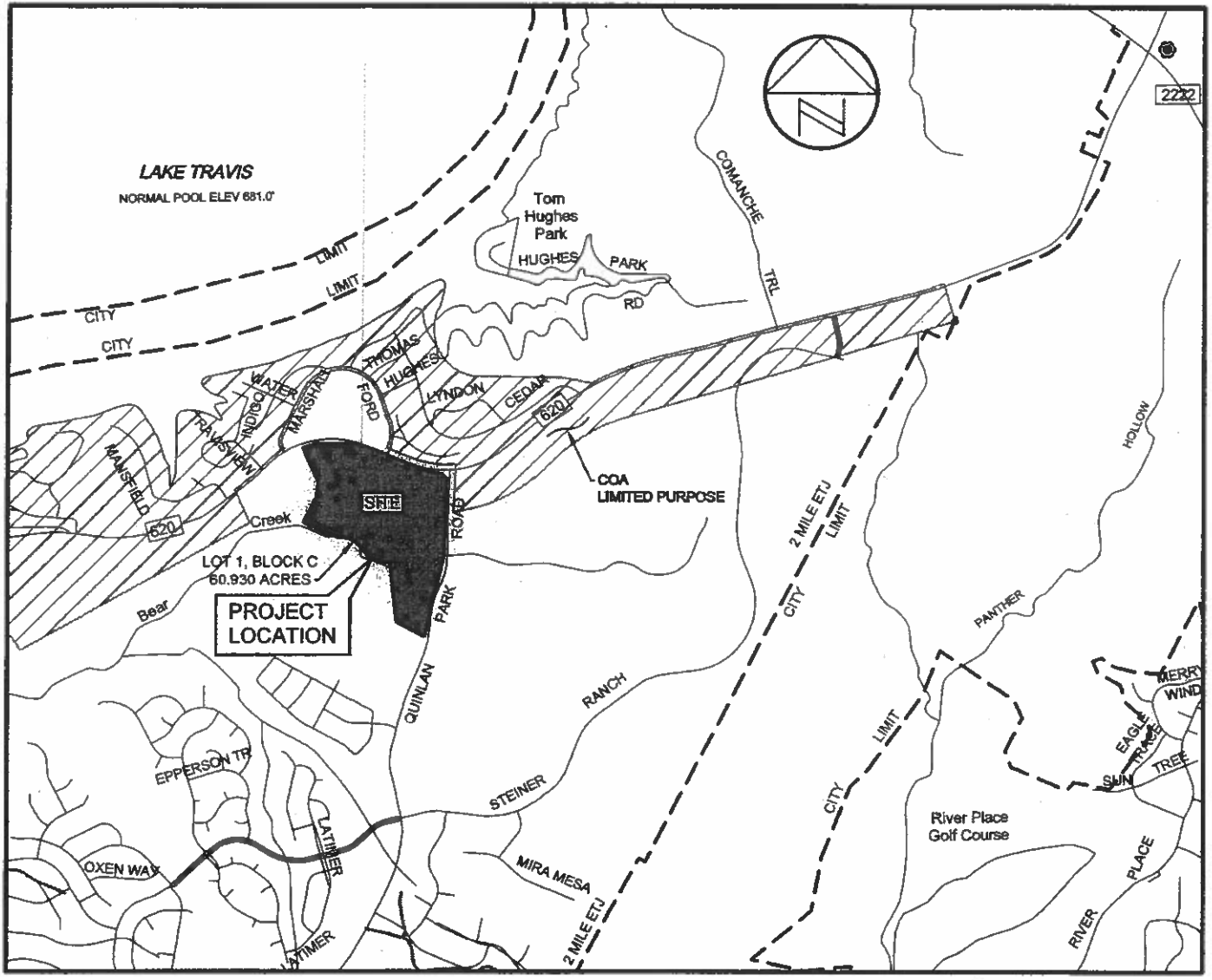
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
E-MAIL: don.perryman@austintexas.gov

PHONE: 974-2786

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LOCATION MAP
(N.T.S.)

GRID NO. B-32
MAPSCO PAGE 491L, M

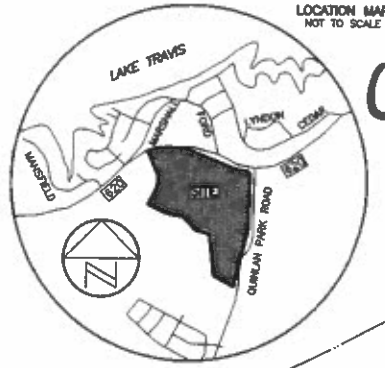
SCANNED

RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10

LOT SUMMARY

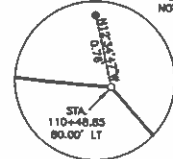
TOTAL ACREAGE: 60.930 ACRES
TOTAL NUMBER OF LOTS: 13

LOT 1: 5.429 ACRES NON-SINGLE FAMILY
LOT 2: 3.070 ACRES OPEN SPACE
LOT 3: 1.241 ACRES NON-SINGLE FAMILY
LOT 4: 1.482 ACRES NON-SINGLE FAMILY
LOT 5: 1.788 ACRES ACCESS
LOT 6: 3.865 ACRES NON-SINGLE FAMILY
LOT 7: 1.712 ACRES NON-SINGLE FAMILY
LOT 8: 33.419 ACRES OPEN SPACE
LOT 9: 1.374 ACRES NON-SINGLE FAMILY
LOT 10: 1.321 ACRES NON-SINGLE FAMILY
LOT 11: 2.187 ACRES NON-SINGLE FAMILY
LOT 12: 2.025 ACRES NON-SINGLE FAMILY
LOT 13: 2.027 ACRES NON-SINGLE FAMILY

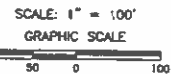


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DETAIL Z
NOT TO SCALE



JBE 4/21/11



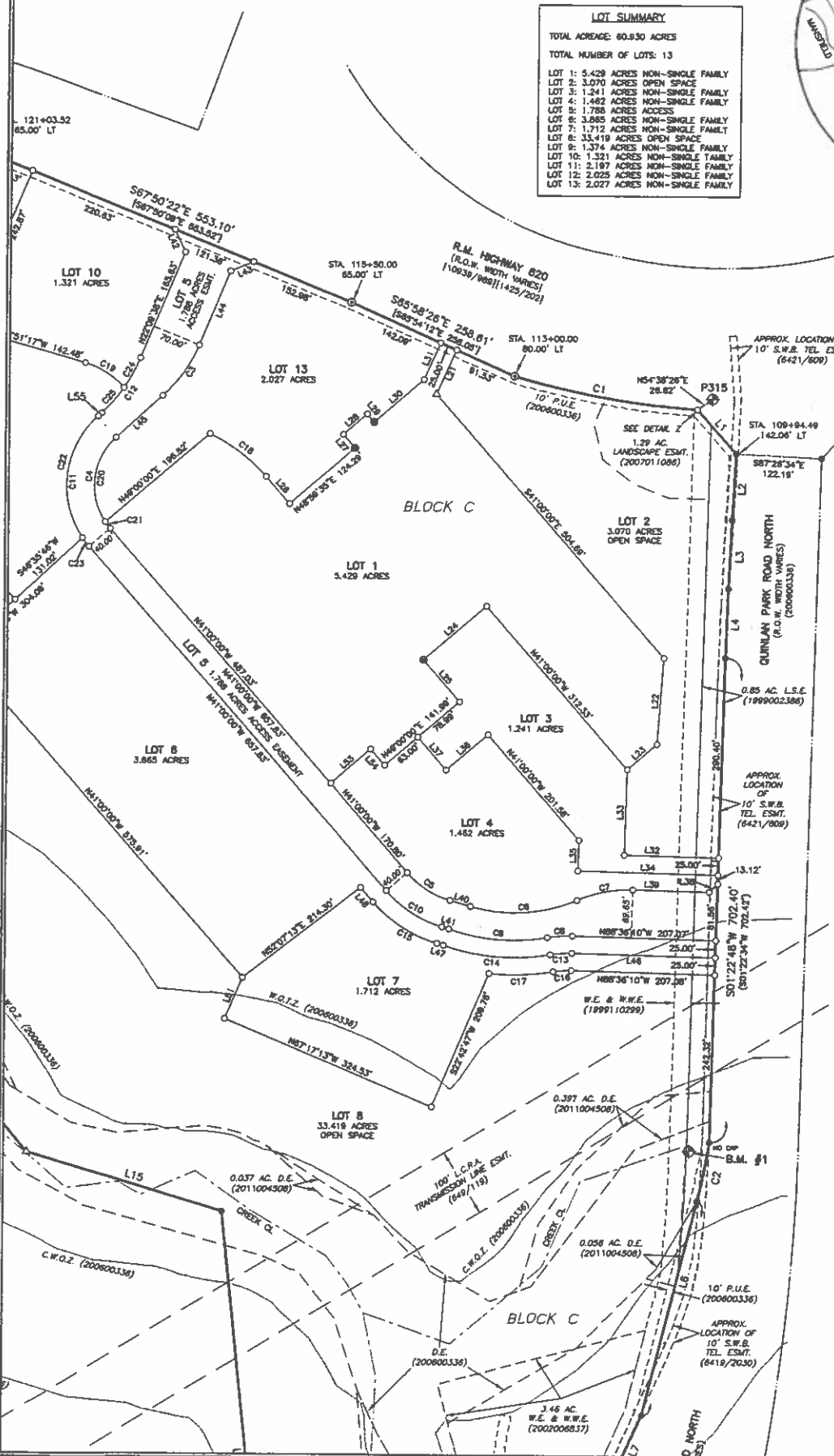
- LEGEND**
- 1/2" REBAR WITH "CPE" CAP FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
 - ⊗ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
 - ⊙ TxDOT TYPE 2 DISK FOUND
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊕ COTTON SPINDLE FOUND
 - ⊛ BENCHMARK/CONTROL POINT LOCATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - W.Q.T.Z. WATER QUALITY TRANSITION ZONE
 - L.S.E. LATERAL SUPPORT EASEMENT
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
 - C.O.A. CITY OF AUSTIN
 - S.W.B. SOUTHWESTERN BELL
 - () RECORD INFORMATION FROM (200800336)
 - [] RECORD INFORMATION FROM TxDOT (10836/988)

DATE OF SURVEY: 9/21/08
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

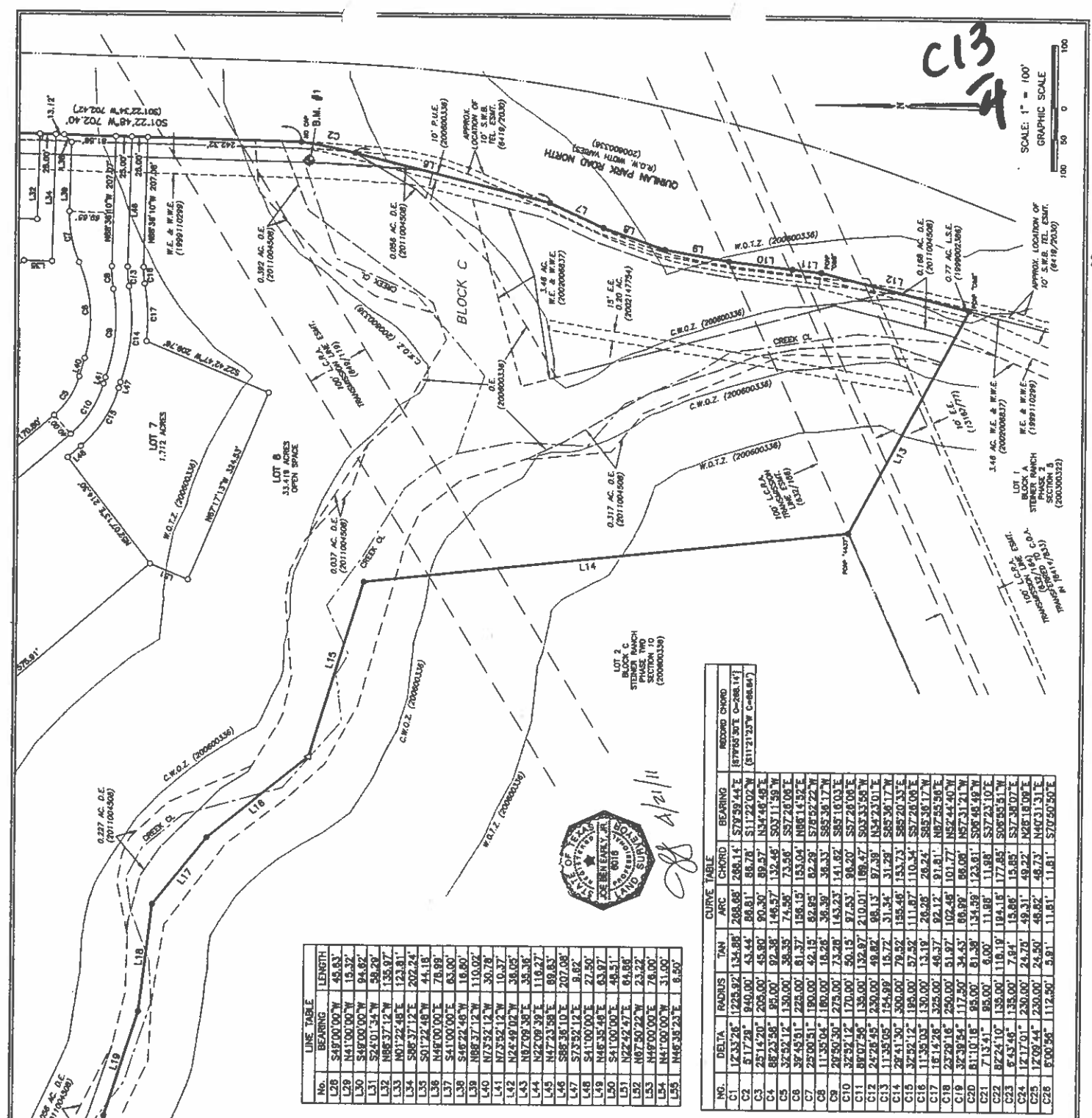
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 582-005
DRAWING NO.: 582-005-PL1
PLOT DATE: 4/21/11
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
SHEET 01 OF 04



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SCALE: 1" = 100'
GRAPHIC SCALE



RESUBDIVISION OF
LOT 1, BLOCK C,
STEINER RANCH
PHASE TWO,
SECTION 10

No.	BEARING	LENGTH
L26	S49°00'00"W	45.43'
L28	N41°00'00"W	15.32'
L30	S49°00'00"W	94.92'
L31	S24°01'34"W	58.28'
L32	N86°37'12"W	135.97'
L33	N01°22'48"E	123.81'
L34	S85°37'12"E	202.24'
L35	S01°22'48"W	44.18'
L36	N49°00'00"E	78.99'
L37	S41°00'00"E	63.00'
L38	S46°22'48"W	19.50'
L39	N88°37'12"W	110.02'
L40	N72°52'12"W	30.78'
L41	N72°52'12"W	10.37'
L42	N22°49'02"W	36.05'
L43	N87°09'38"E	35.36'
L44	N22°09'38"E	116.27'
L45	N47°23'58"E	89.83'
L46	S85°38'10"E	207.08'
L47	S73°52'12"E	9.62'
L48	S41°00'00"E	27.50'
L49	N48°35'48"E	63.77'
L50	S41°00'00"E	48.51'
L51	N22°42'37"E	64.86'
L52	N87°50'22"W	23.22'
L53	N49°00'00"E	76.00'
L54	N41°00'00"W	31.00'
L55	N46°35'23"E	6.50'

NO.	DELTA	RADIUS	TAN	ARC CHORD	BEARING	CHORD
C1	172°33'26"	1225.92'	134.88'	268.68'	S79°59'44"E	268.14'
C2	51°17'28"	840.00'	43.44'	88.81'	S11°22'02"W	87.683 SUT C-268.14'
C3	25°14'20"	205.00'	45.80'	50.30'	N34°48'48"E	(S11°21'23"W C-88.64')
C4	88°23'58"	85.00'	92.38'	146.57'	S03°11'59"W	
C5	32°52'12"	130.00'	38.35'	74.95'	S87°28'08"E	
C6	39°45'01"	225.00'	61.37'	158.15'	N88°14'32"E	
C7	25°00'51"	180.00'	42.14'	82.65'	S75°52'22"W	
C8	11°35'04"	160.00'	16.28'	36.38'	S85°38'17"W	
C9	29°50'38"	275.00'	73.28'	145.23'	S41°02'58"E	
C10	32°52'12"	170.00'	50.15'	97.53'	S57°28'08"E	
C11	89°07'58"	135.00'	132.87'	210.01'	S03°33'50"W	
C12	24°28'55"	230.00'	49.87'	98.13'	N54°23'01"E	
C13	11°38'05"	154.89'	15.72'	31.34'	S65°36'17"W	
C14	29°41'30"	300.00'	78.52'	155.48'	S53°20'33"E	
C15	32°52'12"	185.00'	57.52'	111.87'	S57°28'08"E	
C16	16°14'26"	325.00'	33.19'	66.28'	S85°38'17"W	
C17	22°29'16"	250.00'	51.97'	102.48'	N87°55'08"E	
C18	32°39'54"	112.50'	34.43'	66.99'	N57°31'21"W	
C19	81°10'18"	85.00'	81.38'	134.58'	S06°48'48"W	
C20	87°24'10"	135.00'	119.10'	184.15'	S03°55'10"E	
C21	8°43'48"	135.00'	7.84'	15.88'	S72°38'07"E	
C22	12°17'01"	230.00'	24.28'	49.31'	N42°18'08"E	
C23	12°09'44"	230.00'	24.50'	48.82'	N40°31'31"E	
C24	5°00'56"	112.50'	5.91'	11.81'	S72°50'50"E	

No.	BEARING	LENGTH	RECORD
L1	S41°35'32"E	85.19'	(94172674'E 84.08')
L2	S03°04'09"W	86.05'	(5030844"W 84.08')
L3	S02°32'32"W	100.04'	(8023171"W 100.07')
L4	S01°53'40"W	100.29'	(8018548"W 100.28')
L5	S15°29'38"W	319.07'	(8170070"W 318.08')
L6	S24°30'43"W	84.48'	(8243070"W 84.47')
L7	S18°08'18"W	103.70'	(8107380"W 103.72')
L8	S08°50'58"W	103.27'	(8085320"W 103.33')
L9	S08°48'07"W	100.82'	(8084834"W 101.00')
L10	S08°01'34"W	46.36'	(8080318"W 46.30')
L11	S14°00'12"W	244.37'	(8170070"W 244.38')
L12	N81°54'50"W	404.60'	(80875958"W 404.67')
L13	N08°10'45"W	773.58'	(80875958"W 773.61')
L14	N37°15'35"W	292.84'	(80751809"W 292.84')
L15	N37°07'18"W	208.94'	(8080748"W 208.94')
L16	N81°45'08"W	136.48'	(80814138"W 136.48')
L17	N83°08'42"W	174.88'	(80870676"W 174.88')
L18	N64°24'33"W	304.41'	(80871428"W 304.41')
L19	N24°01'34"W	68.83'	(80825117"W 304.47')
L20	N04°00'00"E	125.51'	
L21	N49°00'00"E	58.37'	
L22	N49°00'00"E	118.47'	
L23	N49°00'00"E	60.47'	
L24	N41°00'00"W	51.89'	
L25	S41°00'00"E	23.91'	

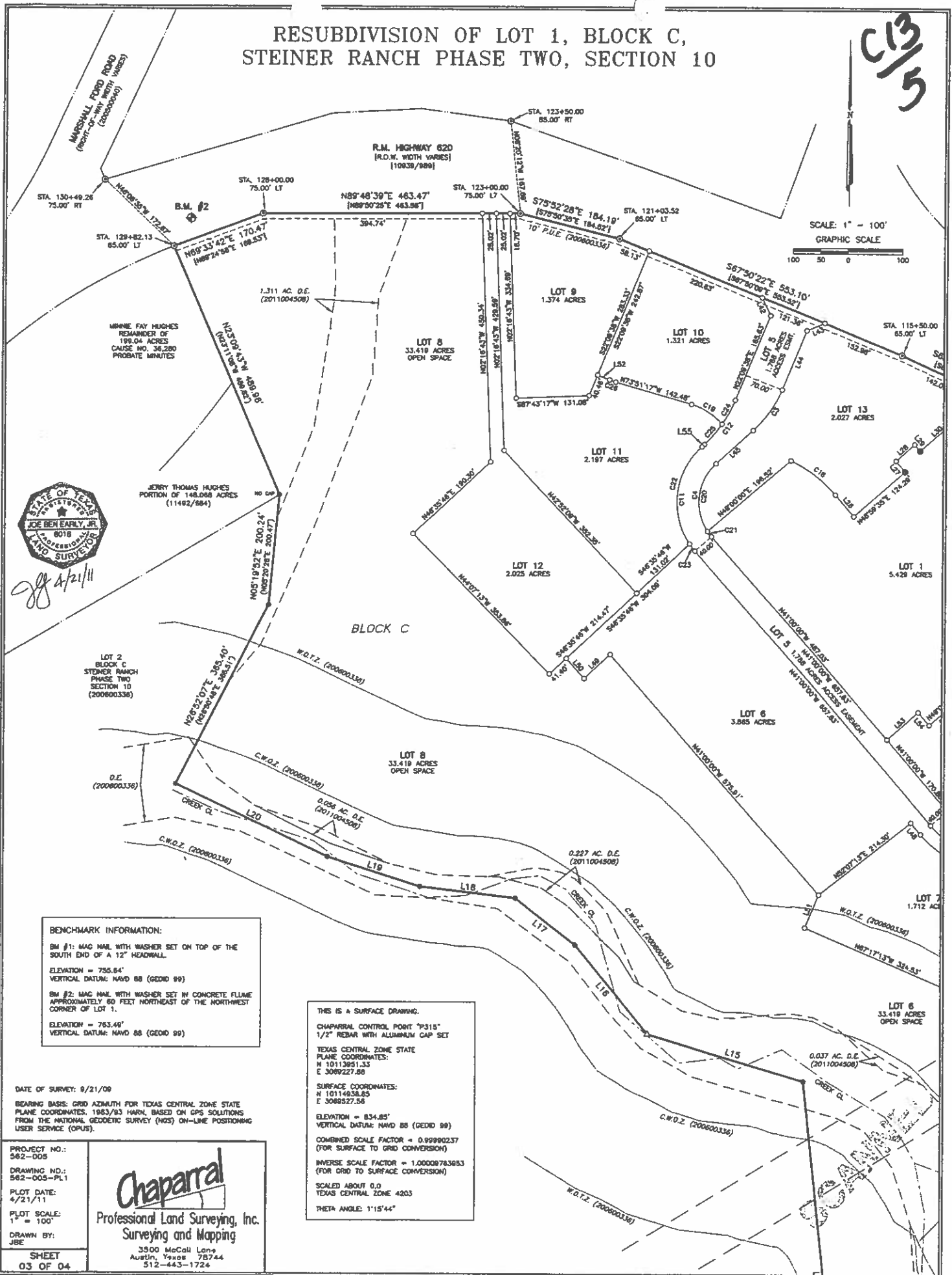
DATE OF SURVEY: 9/21/09
 BEARING: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLATTED BY CHAPARAL PROFESSIONAL LAND SURVEYING, INC. FROM THE NATIONAL GRID SYSTEM (NAD 83) ON-LINE POSITIONING USER SERVICE (POSS) 4/21/11

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 MacCall Lane
 Austin, TX 78744
 512-443-1724

PROJECT NO.: 562-005
 DRAWING NO.: 562-005-PL1
 PLOT DATE: 4/21/11
 PLOT SCALE: 1" = 100'
 DRAWN BY: JIB
 SHEET 02 OF 04

RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10

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8/21/11

BENCHMARK INFORMATION:
 BM #1: MAG NAIL WITH WASHER SET ON TOP OF THE SOUTH END OF A 12" HEADWALL.
 ELEVATION = 755.84'
 VERTICAL DATUM: NAVD 88 (GEOID 99)
 BM #2: MAG NAIL WITH WASHER SET IN CONCRETE FLUME APPROXIMATELY 50 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 1.
 ELEVATION = 783.48'
 VERTICAL DATUM: NAVD 88 (GEOID 99)

THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P315"
 1/2" REBAR WITH ALUMINUM CAP SET
 TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
 N 1011493.85
 E 3089227.88
 SURFACE COORDINATES:
 N 1011493.85
 E 3089227.58
 ELEVATION = 834.85'
 VERTICAL DATUM: NAVD 88 (GEOID 99)
 COMBINED SCALE FACTOR = 0.99990237 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.0000783653 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 TEXAS CENTRAL ZONE 4203
 THETA ANGLE: 1°15'44"

DATE OF SURVEY: 9/21/09
 BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 MARK, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODEIC SURVEY (NOS) ON-LINE POSITIONING USER SERVICE (OPUS).

PROJECT NO.: 562-005
 DRAWING NO.: 562-005-PL-1
 PLOT DATE: 4/21/11
 PLOT SCALE: 1" = 100'
 DRAWN BY: JBE

Chaparral
 Professional Land Surveying, Inc.
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 Austin, Texas 78744
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SHEET
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